

Item #69

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 9716 F.M. 2222 ROAD FROM LIMITED OFFICE
3 (LO) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO
4 TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY
5 (SF-6-CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base districts from limited office (LO) district and community commercial
11 (GR) district to townhouse and condominium residence-conditional overlay (SF-6-CO)
12 combining district on the property described in Zoning Case No. C14-05-0172, on file at
13 the Neighborhood Planning and Zoning Department as follows:
14

15 A 32.291 acre tract of land, more or less, out of the Southern Pacific RR Co.
16 Survey No. 1, Abstract No. 750, and a 0.222 acre tract of land, more or less, out
17 the W.M. Preece and J.W. Preece surveys, in Travis County, the tracts of land
18 being more particularly described by metes and bounds in Exhibit "A"
19 incorporated into this ordinance (the "Property"),
20

21 locally known as 9716 F.M. 2222 Road, in the City of Austin, Travis County, Texas, and
22 generally identified in the map attached as Exhibit "B".
23

24 **PART 2.** The Property within the boundaries of the conditional overlay combining district
25 established by this ordinance is subject to the following conditions:
26

27 A site plan or building permit for the Property may not be approved, released, or
28 issued, if the completed development or uses of the Property, considered cumulatively with
29 all existing or previously authorized development and uses, generate traffic that exceeds
30 2,000 trips per day.
31

32 Except as specifically restricted under this ordinance, the Property may be developed and
33 used in accordance with the regulations established for the townhouse and condominium
34 residence (SF-6) base district and other applicable requirements of the City Code.
35
36
37

1 **PART 3.** This ordinance takes effect on _____, 2005.
2
3

4 **PASSED AND APPROVED**
5
6

7 _____, 2005
8

9 
10 Will Wynn
11 Mayor

12 **APPROVED:** _____
13

14 David Allan Smith
15 City Attorney

ATTEST: _____

Shirley A. Brown
City Clerk

**CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

July 1, 2005

EXHIBIT A

TRACT 1

FIELD NOTE DESCRIPTION OF 32.291 ACRES OF LAND OUT OF THE SOUTHERN PACIFIC RAILROAD CO. SURVEY No. 1, ABSTRACT No. 760, BEING A PORTION OF THAT CERTAIN (32.76 ACRE) TRACT OF LAND AS CONVEYED TO 2222 RESEARCH PARK, LTD., BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12297, PAGE 274 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the Southerly line of that certain (32.76 acre) tract of land as conveyed to 2222 Research Park, Ltd., by Special Warranty Deed recorded in Volume 12297, Page 274 of the Real Property Records of Travis County, Texas, same being the most Northerly Northwest corner of Lot 1, Block A, Tumbleweed Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 96, Page 364 of the Plat Records of Travis County, Texas, also being the Northeast corner of that certain (0.31 acre) tract of land as conveyed to 2222 Research Park, Ltd. by Special Warranty Deed recorded in Volume 12297, Page 274 of the Real Property Records of Travis County, Texas, and being the **PLACE OF BEGINNING** of the herein described tract;

THENCE with the common line of said 2222 Research Park, Ltd. (32.76 acre) and (0.31 acre) tracts, **N60 deg. 11'43"W 85.04 feet**, to a ½" iron rod set with a plastic cap imprinted "Carson and Bush Professional Surveyors" in the Southeasterly line of that certain (0.543 acre) tract of land as conveyed to the City of Austin, by Street and Utility Deed recorded in Document No. 2004091614 of the Official Public Records of Travis County, Texas, for the Southwest corner of this tract;

THENCE crossing the interior of said 2222 Research Park, Ltd. (32.76 acre) tract, with the Southeasterly line of said City of Austin (0.543 acre) tract, the following two (2) courses:

1.) N28 deg. 39'15"E 384.88 feet, to a ½" iron rod set with a plastic cap imprinted "Carson and Bush Professional Surveyors" at a point of curvature;

2.) Following along a curve to the left with a radius of 1035.00 feet, for an arc length of 271.02 feet and which chord bears, N21 deg. 09'08"E 270.25 feet, to a ½" iron rod set with a plastic cap imprinted "Carson and Bush Professional Surveyors" in the common line of said 2222 Research Park, Ltd. (32.76 acre) tract and that certain (740.5 acre) tract of land as conveyed to Ribelin Ranch Partnership, Ltd., by deed recorded in Volume 9326, Page 1 of the Real Property Records of Travis County, Texas;

THENCE with the common line of said 2222 Research Park, Ltd. (32.76 acre) tract and Ribelin Ranch Partnership, Ltd. (740.5 acre) tract, **N28 deg. 36'16"E 300.01 feet**, to a ½" iron rod found at the Northwest corner of said 2222 Research Park, Ltd. (32.76 acre) tract, same being an interior corner of said Ribelin Ranch Partnership, Ltd. (740.5 acre) tract, and the Northwest corner of this tract;

THENCE continuing with the common line of said 2222 Research Park, Ltd. (32.76 acre) and Ribelin Ranch Partnership, Ltd. (740.5 acre) tracts, **S72 deg. 09'20"E 1351.08 feet** to a ½" iron rod found at the Northeast corner of said 2222 Research Park, Ltd. (32.76 acre) tract, same being the most Easterly Southeast corner of said Ribelin Ranch Partnership, Ltd. (740.5 acre) tract, also being a point in the Northwestern line of that certain (942.272 acre) tract of land as conveyed to the City of Austin by Special Warranty Deed Recorded in Volume 13030, Page 1960 of the Real Property Records of Travis County, Texas, for the Northeast corner of this tract;

THENCE with the common line of said 2222 Research Park, Ltd. (32.76 acre) and City of Austin (942.272 acre) tracts, the following six (6) courses:

- 1.) **S30 deg. 29'39"W 226.65 feet**, to a metal t-post found in concrete;
- 2.) **S30 deg. 30'40"W 228.26 feet**, to a ½" iron rod found;
- 3.) **S30 deg. 17'32"W 255.68 feet**, to a ½" iron rod found;
- 4.) **S30 deg. 44'08"W 235.58 feet**, to a ½" iron rod found;
- 5.) **S30 deg. 31'25"W 115.09 feet**, to a ½" iron rod found;
- 6.) **S30 deg. 38'58"W 173.50 feet**, to a ½" iron rod found at the Southeast corner of said 2222 Research Park, Ltd. (32.76 acre) tract, same being the most Westerly Southwest corner of said City of Austin (942.272 acre) tract, also being a point in the Northeasterly line of said Lot 1, Block A, Tumbleweed Subdivision, and the Southeast corner of the herein described tract;

THENCE with the common line of said 2222 Research Park, Ltd. (32.76 acre) tract and Lot 1, Block A, Tumbleweed Subdivision, **N60 deg. 03'36"W**, passing a ½" iron pipe found at a distance of 989.81 feet, continuing along said bearing a total distance of **1166.50 feet**, to the **PLACE OF BEGINNING** and containing **32.291 acres** of land.

SURVEYED: July 1, 2005

BY:



Holt Carson

Registered Professional Land Surveyor No. 5166

see accompanying map: B 662002



**CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
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July 1, 2005
EXHIBIT A

TRACT 2

FIELD NOTE DESCRIPTION OF 0.222 ACRE OF LAND OUT OF THE W.M. PREECE SURVEY NO. 4, ABSTRACT NO. 2470, AND THE J. W. PREECE SURVEY No. 2, ABSTRACT No. 2471, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (0.31 ACRE) TRACT OF LAND AS CONVEYED TO 2222 RESEARCH PARK, LTD., BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12297, PAGE 274 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the Southerly line of that certain (32.76 acre) tract of land as conveyed to 2222 Research Park, Ltd., by Special Warranty Deed recorded in Volume 12297, Page 274 of the Real Property Records of Travis County, Texas, same being the most Northerly Northwest corner of Lot 1, Block A, Tumbleweed Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 96, Page 364 of the Plat Records of Travis County, Texas, also being the Northeast corner of that certain (0.31 acre) tract of land as conveyed to 2222 Research Park, Ltd. by Special Warranty Deed recorded in Volume 12297, Page 274 of the Real Property Records of Travis County, Texas, and being the Northeast corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE with the common line of said 2222 Research Park, Ltd. (0.31 acre) tract and said Lot 1, Block A, Tumbleweed Subdivision, **S28 deg. 45'44"W**, passing a ½" iron rod found at a distance of 92.19 feet for the most Westerly Northwest corner of said Lot 1, Block A, Tumbleweed Subdivision, same being a point in the Northerly right-of-way line of F.M. Highway 2222, continuing along said bearing for a total distance of 116.36 feet, to a ½" iron rod set with a plastic cap imprinted "Carson and Bush Professional Surveyors" in the Northerly right-of-way line of F.M. Highway 2222;

THENCE with the common line of said 2222 Research Park, Ltd. (0.31 acre) tract and F.M. Highway 2222, **N56 deg. 53'58"W 85.06 feet**, to a ½" iron rod set with a plastic cap imprinted "Carson and Bush Professional Surveyors" at the most Southerly Southeast corner of that certain (0.543 acre) tract of land as conveyed to the City of Austin by Street and Utility Deed recorded in Document No. 2004091614 of the Official Public Records of Travis County, Texas, and the Southwest corner of the herein described tract;

THENCE crossing the interior of said 2222 Research Park, Ltd. (0.31 acre) tract, with the Southeasterly line of said City of Austin (0.543 acre) tract, **N28 deg. 39'15"E 111.48 feet**, to a ½" iron rod set with a plastic cap imprinted "Carson and Bush Professional Surveyors" in the common line of said 2222 Research Park, Ltd. (0.31 acre) and (32.76 acre) tracts;

THENCE with the common line of said 2222 Research Park, Ltd. (0.31 acre) and (32.78 acre) tracts, S60 deg. 11'43"E 86.04 feet, to the **PLACE OF BEGINNING** and containing **0.222** acre of land.

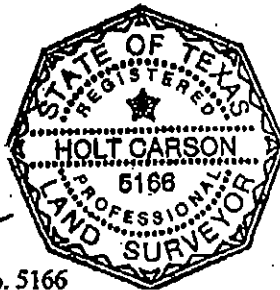
SURVEYED: July 1, 2005

BY:

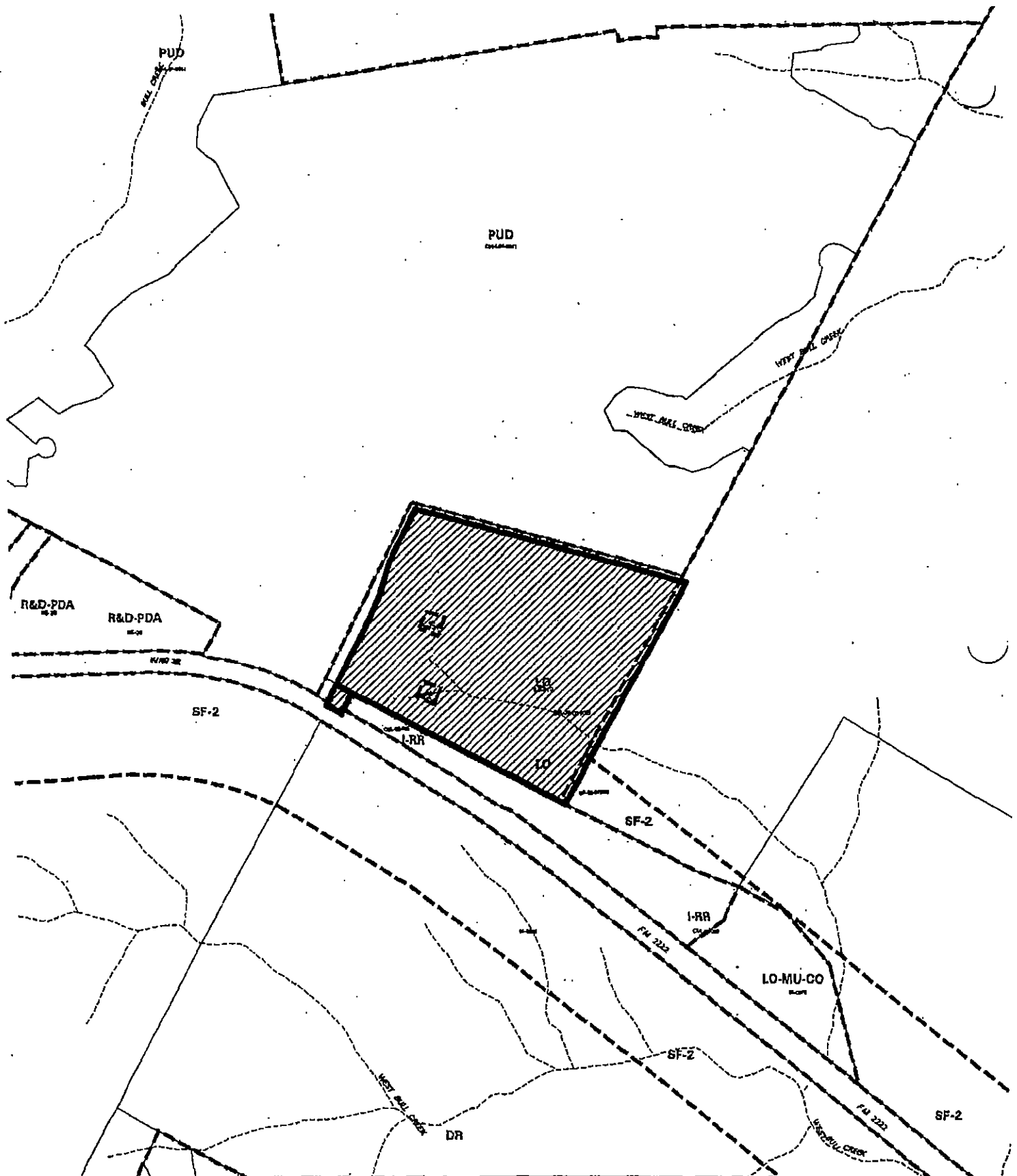
Holt Carson





Holt Carson

Registered Professional Land Surveyor No. 5166



see accompanying map: B 662002



 1" = 600'	SUBJECT TRACT  PENDING CASE  ZONING BOUNDARY  CASE MGR: S. SIRWAITIS	ZONING EXHIBIT B CASE #: C14-05-0172 ADDRESS: 9716 FM 2222 RD SUBJECT AREA (acres): 32.613 DATE: 05-10 INTLS: SM		CITY GRID REFERENCE NUMBER E33
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